

21/05/2025

To Whom It May Concern,

**Property: 691-695 Victoria Rd Ryde -**

**Application: LDA2023/0323**

I, Liljana Ermilova, directed the design of the development 691-695 Victoria Rd Ryde undertaken by the office of CD Architects.

The proposed development addresses the design objectives in Chapter 4/ Schedule 9 of the State Environmental Planning Policy (Housing) 2021 as set out below:

### **1. Context and Neighbourhood Character**

The proposed development responds and contributes to the context of the built environment surrounding it. The site is located in a MU1 Mixed Use zone, with residential and commercial buildings in the area. The proposal will be in context with the surrounding developments and consistent with the zoning based on future desired outcomes for this location.

There are many desirable elements within a close proximity to the site, some of which include Top Ryde Shopping Centre, Ryde Oval and Parklands, Ryde Market Place, Ryde Public school and secondary schools, TAFE NSW, High frequency bus routes, Ryde Park, Anzac Park, Parramatta River and foreshore cycle paths and many more.

The proposed development aims to meet the objectives of the future character for the area as well as meeting the objectives of the prescribed zoning.

The proposed development aims to respond to the surrounding context by introducing a built form sympathetic to the existing topography as well as introducing a contemporary architectural style to offset from the existing typologies as the region undergoes a change into more contemporary buildings.

## **2. Built Form and Scale**

The proposed development comprises three mixed-use buildings strategically sited around a new internal Public laneway. The massing and scale have been carefully modulated to ensure visual and physical connectivity with the surrounding urban form while aligning with built form envelopes anticipated for future adjoining sites.

The buildings exhibit strong architectural articulation, with sculpted facades and varied heights that respond to human scale and mitigate bulk. A combination of a highly detailed brick façade to the podium and green breaks throughout the façade grid soften the overall form, introducing a rhythm that is responsive and engaging.

The buildings respect setback controls with active frontages, commercial tenancies, and generous pedestrian zones that promote street-level activation. Materials and detailing contribute to a refined urban expression, ensuring that the proposal will serve as a benchmark for future development in the area.

## **3. Density**

The proposed development provides a total of 155 residential units in a locality that is zoned for the proposed development. The subject site has a FSR control including bonuses and the proposal seeks to meet this whilst providing optimal usage of floor space area to accommodate all future residents.

The proposed building is considered to have an appropriate density for the site and the locality whilst maintaining a balance between built form and landscaped open space.

## **4. Sustainability**

The proposal has been designed to maximize energy and resource efficiency, with all dwellings designed to promote the principles of passive solar design and natural ventilation.

Whilst the site offers an easy opportunity for north-facing units, the proposal seeks to maximise its opportunities for solar compliance by promoting living areas to open directly onto balconies/courtyards.

The proposal provides for 155 residential apartments where by 94 apartments (60%) will achieve full cross ventilation.

The proposal also provides for 109 apartments (70%) which achieve minimum 2 hrs solar access.

Furthermore, the building is to be constructed of concrete frame structure with face brick façade work which shall provide thermal mass and shading during all seasons. The built form is responsive to not only the site constraints but also to the surrounding environment. The initiatives outlined in the BASIX Certificate will further aid in providing residential amenity and efficient use of natural resources.

ABN: 24 243 205 327

Level 2, 60 Park Street, Sydney NSW 2000

phone 9267 2000

info@cdarchitects.com.au

Nominated Architect: Liljana Ermilova \_ Reg No 7887

**[www.cdarchitects.com.au](http://www.cdarchitects.com.au)**

The information contained on this letter is confidential and may be legally privileged. If the reader of this letter is not the intended recipient, you are hereby notified that any use, dissemination, distribution or reproduction of this letter by you or at your instigation is prohibited. If you have received this letter in error please notify us immediately and return the original letter to us. Thank you.

## 5. Landscape

The proposal at the ground plane has been designed with compliant setbacks that is opportunistic for varied landscaping around the retention of existing trees. This has been a significant part of the design process.

The floor finish has been detailed in the Landscape Architects plans to provide an attractive ground plane with visual pattern utilising a combination of floor finishes which further assist in widening the ground plane leading you to the main entry and through pedestrian thoroughfares.

The lush landscaping proposed follows through the public laneway and carries on through the pedestrian through site link. This visually links Ryde Park to the pocket park created on site along Victoria Road. A visual and landscaped link is promoted along this axis to tie the two green elements together and enables opportunity for Public Art installations along the route.

Whilst trees have been removed from within the buildable area, the proposal responds to this by planting an abundance of various trees and shrubs throughout the site to achieve environmental performance.

The common open space located both at various ground level locations as well as on the roof of building B is an integral part of the proposed development, creating a series of multi-recreational and functional spaces for future resident's enjoyment.

## 6. Amenity

The proposed development has been designed to maximize the amenity for apartments within the scheme as well as protect and enhance the amenity of adjoining properties.

The internal layout and configuration of the apartments will ensure appropriate and grand room dimensions, access to light, ventilation and privacy. The proposed apartments adopt well designed spaces with comfortable room dimensions and positive outlooks. The driving force into the design has been to create interesting and highly desirable interior volumes.

## 7. Safety

The proposed development has been designed having regard to the principles of Crime Prevention through Environmental Design. The proposed building has been designed with direct presentation to the street and proposed public laneway, having balconies and windows overlooking all setbacks to maximize opportunities for casual surveillance.

There are no areas for concealment and a clear demarcation between public/communal and private spaces has been adopted. Subtle divisions between private and communal zones provide clearly defined zones within the common lobby space as well as at the

ABN: 24 243 205 327

Level 2, 60 Park Street, Sydney NSW 2000

phone 9267 2000

info@cdarchitects.com.au

Nominated Architect: Liljana Ermilova \_ Reg No 7887

**[www.cdarchitects.com.au](http://www.cdarchitects.com.au)**

The information contained on this letter is confidential and may be legally privileged. If the reader of this letter is not the intended recipient, you are hereby notified that any use, dissemination, distribution or reproduction of this letter by you or at your instigation is prohibited. If you have received this letter in error please notify us immediately and return the original letter to us. Thank you.

entrance into the development. The ground plane at lower levels provide a continuous screened frontage allowing activation of the ground plan further assisting in security and surveillance over the public domain.

## **8. Housing Diversity and Social Interaction**

The proposed development provides for a total of 155 dwellings:

- 1 bed – 51
- 2 bed – 70
- 3 bed – 34

The proposal seeks to accommodate family sized dwellings with larger internal areas whilst also offering opportunities for smaller sized dwellings.

With the greater housing need within the locality, the proposed development meets a demand for providing this apartment type.

## **9. Aesthetics**

The proposed development will result in a positive urban design outcome for the site, providing a well-designed development with direct presentation to the street frontages and remaining aspects.

The facade design of the proposed development presents a refined and contemporary architectural expression through the interplay of material contrast, strong geometric order, and integrated landscaping. A clear podium-and-tower composition is established, with the lower levels clad in warm, textured brickwork to create a grounded, human-scale interface. The upper levels shift to a lighter material palette of white and off-white tones, defined by deep vertical fins and horizontal framing that bring rhythm, scale, and articulation to the overall form.

Balconies are recessed or framed with projecting elements, allowing for depth, privacy, and shadow play across the facade. A key feature is the integration of greenery, with planters and vertical screens introducing a soft, natural layer throughout the building. These elements not only enhance amenity and environmental performance but also contribute to a more vibrant and visually engaging streetscape. Ground-level transparency, achieved through generous glazing and active commercial frontages, ensures strong pedestrian interaction and street activation.

Overall, the architecture balances bold, contemporary lines with a warm and tactile materiality, while responding thoughtfully to the site's context and topography. The proposal's integrated green spine, well-proportioned massing, and attention to facade composition reflect a commitment to high-quality urban design that supports Ryde's evolving identity as a vibrant local centre.

The proposed development also addresses each of the objectives of the *Apartment Design Guide (ADG)* as follows:"

Apartment Design Guide (ADG) Compliance Table							
ADG DESIGN CRITERIA	%	DESCRIPTION		TARGET	PROPOSED	COMPLY	
Overall Sunlight Access to Living Rooms & Private Open Space	70%	70% min. 2 hours direct sunlight between 9 am and 3 pm at mid-winter Sydney Metropolitan Area and in the Newcastle and Wollongong LGA		109 apartments out of 155	109 out of 155 units (70%) receiving 2 hours of solar access	Yes ✓	
	15%	Maximum 15% no direct sunlight between 9 am and 3 pm at mid-winter		23.2 apartments out of 155	19 out of 155 (12.2%) units receive no direct sunlight	Yes ✓	
Natural Cross Ventilation	60%	60% of units should be naturally cross ventilated		93 apartments out of 155	94 out of 155 units (60.6%)	Yes ✓	
		Units at 10 storeys and above with balcony which allows adequate natural ventilation	Deemed to be cross ventilated				
		Cross-Over & Cross-Through units:	Maximum 18m depth				
Minimum Apartment Sizes	100%	Studio	35m²	To Comply	Studio ≥ 35 m²	Yes ✓	
		1 Bed	50m²		1 Bed ≥ 50 m²		
		2 Bed	70m² + 5m² per extra bath		2 Bed ≥ 75 m²		
		3 Bed	90m² + 5m² per extra bath		3 Bed ≥ 95 m²		
Habitable room depths	-	Maximum 2.5 x the ceiling height		Max. 8m	Max. 8m	Yes ✓	
		Open plan layouts: 8m from a window					
Living rooms internal width	100%	Studio and 1 Bed units	3.6m	To Comply	All living rooms internal width comply	Yes ✓	
		2 Bed and 3 Bed units	4.0m				
		Cross-Over/Through units	4.0m				
Bedroom Dimension/Area (excluding wardrobe)	100%	Min. Dimension	3.0m	To Comply	All bedrooms dimension/ Area comply	Yes ✓	
		Master Bed Minimum Area	10m²				
		Other Bed(s) Minimum Area	9.0m²				
Minimum Ceiling Heights	100%	Habitable rooms:	2.7m	min. 2.7m	2.7m	Yes ✓	
		Non-habitable rooms	2.4m	min. 2.4m	2.7m		
		Mixed use Ground Floor	3.3m	min. 3.3m	3.72m		
Primary Balcony/Private Open Space Minimum Area & Dimension	100%	Studio	4.0m²	All balconies and P.O.S. to be provided with min requirements	All the balconies and P.O.S. provided with min requirements	Yes ✓	
		1 Bed	8.0m² (min. 2m Dimension)				
		2 Bed	10.0m² (min. 2m Dimension)				
		3+ Bed	12.0m² (min. 2.4m Dimension)				
		Private Open Space on Ground Floor or on a podium	15.0m² (min. 3.0m Dimension)				
		Min. Balcony depth as contributing to the balcony area	1m				
Minimum Storage Requirements	-	Studio	4.0m³	Min. 50% inside of Unit	min. 4.0m³	All units provided with required storage area (refer to the storage schedule)	Yes ✓
		1 Bed	6.0m³		min. 6.0m³		
		2 Bed	8.0m³		min. 8.0m³		
		3 Bed	10.0m³		min.10.0m³		

Common circulation	-	Max. units off a circulation core on a single level		8 Units /Core Proffered 12 Units/Core Max.	12 Units	Max 7 Units. / Core	Yes ✓	
		Min. units sharing a single lift for building 10 storeys and over		40 Units per Lift	40 units	Comply		
Building Depth	-	Max. 18m Building Depth Glass line to Glass Line			12-18m Pref.	APPROX. 18m	Yes ✓	
Building Separation	-	Up to 4 storeys (approx. 12m):	12m hab. and hab. (6m to side & rear boundary) 9m hab. and non-hab. 6m non-hab rooms. (3m to side & rear boundary)			To Comply	Comply	Yes ✓
		5 to 8 storeys (approx. 25m):	18m hab. and hab. (9m to side & rear boundary) 12m hab. and non-hab. 9m non-hab rooms. (4.5m to side & rear boundary)					
		9 storeys and above (over 25m):	24m hab. and hab. (12m to side & rear boundary) 18m hab. and non-hab. 12m non-hab rooms. (6m to side & rear boundary)					
		Lower density at next door	Additional 3m setback from the next door boundary					
Deep Soil Zone	7%	7% of site area on site		Recommended DSZ = 440.8m <sup>2</sup> (7%)		880.4m <sup>2</sup> (13.98%) has been proposed as deep soil zone with more than 6m depth	Yes ✓	
		Minimum dimensions	Site area 650m - 1500m <sup>2</sup> ; 3m Site area > 1500m <sup>2</sup> ; 6m					
Communal Open Space (C.O.S.)	25%	25% of site area			Recommended COS =1574.2m <sup>2</sup>	1898.7m <sup>2</sup> (30.1%) has been proposed	Yes ✓	
		(50% of C.O.S. should receive sunlight access for a 2 hours between 9 am and 3 pm on 21 June)			Recommended 787.1m <sup>2</sup> (50% of COS)	883.5m <sup>2</sup> of COS receives 2 Hrs (46.5%)	Yes ✓	
RMS Car parking rates are applied for development on sites;	-	Within 800m of a railway station or light rail stop in Sydney Metropolitan Area			Within 800m radius of railway station	Refer to traffic report	Yes ✓	
		On land zoned, and within 400m of land zoned, B3, B4 or equivalent in a nominated Regional Centre						

Yours Sincerely



Liljana Ermilova  
Reg No: 7887

**CD Architects**  
Associate Director

ABN: 24 243 205 327  
Level 2, 60 Park Street, Sydney NSW 2000  
phone 9267 2000  
info@cdarchitects.com.au

Nominated Architect: Liljana Ermilova \_ Reg No 7887

[www.cdarchitects.com.au](http://www.cdarchitects.com.au)

The information contained on this letter is confidential and may be legally privileged. If the reader of this letter is not the intended recipient, you are hereby notified that any use, dissemination, distribution or reproduction of this letter by you or at your instigation is prohibited. If you have received this letter in error please notify us immediately and return the original letter to us. Thank you.